LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16127 Price: 130 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (119 267 EUR without fees)

**Idyllic riverside location. Stunning detached country property with above ground pool and river access**















## INFORMATION

| | |
|---|---|
| Town: | Persac |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 110 m2 |
| Plot Size: | 830 m2 |

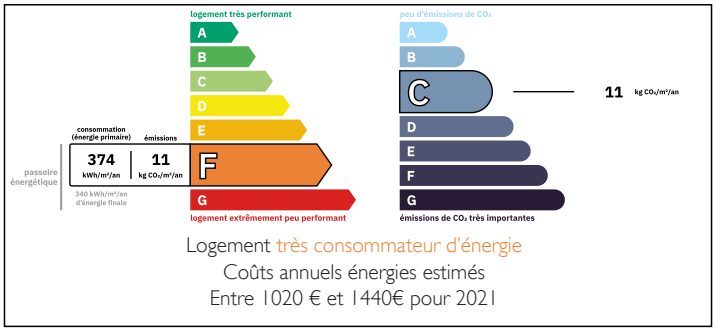
## IN BRIEF

You could not ask for a more delightful location! This detached property in a small hamlet close to the village of Persac has a master bedroom with attached dressing area on the ground floor, a wonderful open plan living space with outstanding views across the back garden to the river beyond and a large suite on the first floor with living space, sleeping accomodation and ensuite facilities.

A secluded above ground pool, with small decking area, in the large garden with terrace, fruit trees and storage sheds.

Being sold fully furnished this tranquil oasis is a must see.

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1020 € et 1440€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

**Taxe foncière:** **199 EUR**

## NOTES

## DESCRIPTION

Tucked away in a peaceful riverside hamlet this property is perfect for those looking to enjoy the peace and tranquility this beautiful region of France has to offer.
Downstairs this property has a utility area for white goods and a good sized bathroom with bath. The open plan living area is bright and airy thanks to the enormous double glazed patio doors making the most of that amazing river view. With dedicated areas for the kitchen, living area and dining space this is a great space for entertaining especially with the outdoor terrace just the other side of the patio windows.
Leading from this living area is a large downstairs bedroom, with french windows out to the terrace, currently with its own dressing/storage area.

The first floor is largely open plan with space for a double and 2 single beds as well as a separate lounge/tv area under the characterful wooden beams and a separate lavatory with basin.

Fully double glazed, heating is via the wood burner with side boilers powering the radiators throughout the property.
Outside is a super sized above ground pool, large garden shed, fruit trees, well and storage shed for garden equipment. The garden dips away at the far end towards the river making it ideal for launching a kayak, fishing or simply sitting and watching the world go by.

The pretty village of Persac is only a 5 minute drive away with its bakery, pharmacy and restaurant/café and the international airport...